

027.0

0003

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

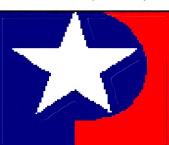
Total Card / Total Parcel

USE VALUE:

1,051,600 / 1,051,600

ASSESSED:

1,051,600 / 1,051,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
68		WINTER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ENGLISH JEAN	
Owner 2:	
Owner 3:	

Street 1: 51 WINCHESTER RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: PAYNTER KAREN M/TRUSTEE -
Owner 2: PAYNTER IRREVOCABLE TRUST -
Street 1: 23 MOHAWK RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,673 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2413 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6673		Sq. Ft.	Site		0	80.	0.93	1									496,151						496,200	

Total AC/HA: 0.15319

Total SF/SM: 6673

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 496,151

Spl Credit

Total: 496,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

12/18/2019	17:43:16
12/10/20	17:43:16
03/23/20	10:39:51
	danam
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

18652	GIS Ref
GIS Ref	
Insp Date	
10/19/17	
12/18/2019	Entered Lot Size
12/20/2017	Total Land:
12/11/2014	Land Unit Type:
12/16/2013	
12/13/2012	
12/12/2013	
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